

**TOWN OF DAVIE
WORKSHOP MEETING
APRIL 2, 2004**

The meeting was called to order at 2:07 p.m. Present at the meeting were Mayor Truex, Vice-Mayor Paul, Councilmember Crowley and Councilmember Starkey, Also present were Town Administrator Willi, Town Attorney Kiar, and Town Clerk Muniz recording the meeting. Councilmember Hubert was absent.

Planning and Zoning Manager Fernando Leiva gave a presentation on the Town's efforts on the Environmental and Appraisal (EAR) process. He stated that accountability, participation, and a general approach were the major themes which unfolded during the development of the process. Mr. Leiva discussed seven critical issues identified in the EAR process, including: 1) building an adequate local road network; 2) evaluation and impact of the proposed expansion of the regional activity center (RAC); 3) providing affordable and workforce housing; 4) planning for economic vitality; 5) preservation and acquisition of open space and funding of services and facilities; 6) capital improvement plan (CIP) and its funding and coordination; and 7) developing a 10-year water supply facilities work plan.

With regard to building an adequate local road network, Mr. Leiva advised of staff's recommendations: 1) maintain a consultant to help identify the Town's rights-of-ways which could be made available to the Town; 2) improve continuity and east-west connectivity; 3) continued communication and coordination with state agencies with regard to improvements of state roads; and 4) improvement of land use policies that would give staff more of an advantage in decision making.

Vice-Mayor Paul spoke about traffic calming needs for SW 14 Street and supported taking it off the trafficways plan. She was not in favor of a cut-through road.

Fire Chief DiPetrillo spoke about servicing the western areas of the Town and the need for either a through street or a public safety access street. He was concerned about the critical response time for the Fire Department, which took longer for the western parts of the Town. Chief DiPetrillo felt that the trafficways plan should be completed before a fire station was built out west. He hoped to get more input from the community on what plans would be tolerated.

Development Services Director Mark Kutney relayed comments that he received from a DCA representative about Davie's lack of east-west roadways.

Vice-Mayor Paul felt that residents would not mind waiting in a little traffic, so long as when they returned to their homes, they returned to some solace.

Chief DiPetrillo stated that other stations may be responding and therefore access needed to be provided.

Councilmember Starkey stated that her constituents were not in favor of extra vehicular traffic. With regard to staff's third recommendation, Vice-Mayor Paul indicated that she had reminded the Metropolitan Planning Organization (MPO) that the Town needed a transit element for the educational complex. She felt the MPO was aware of some of the Town's local issues.

Community Housing and Development Director Shirley Taylor-Prakelt stated that the fire staff had indicated mobile homes in Vice-Mayor Paul's district, were vulnerable, as fire

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engines could not make it from Nob Hill Road to those areas in less than ten minutes, in rush hour traffic.

Mr. Leiva asked about funding options. Chief DiPetrillo suggested assessing a cost to the developer or whichever entity would benefit, if a portion of a variance or road was taken off the traffic plan.

Mayor Truex spoke about the recommendation for connectivity between residential and commercial areas. He felt that apart from a mixed-use design, this was a bad idea as most residents wanted to be buffered from commercial areas.

Regarding expansion of the RAC, Mr. Leiva indicated that Davie was estimated to grow to 107,000 in population by the year 2025. He stated the Town had the infrastructure and land accessible for redevelopment and expansion of the RAC.

Councilmember Starkey was concerned that if the RAC was expanded and the government vetoed the bill to allow cities to regulate their own development, then Broward County would have the final say over what was done in the RAC. She recommended that local activity centers (LAC) might be a better designation.

Vice-Mayor Paul spoke of the need for a master plan. Mayor Truex approved of the area identified for commercial development. Vice-Mayor Paul spoke of past proposals and felt that residents were willing to compromise and allow commercial development in their neighborhoods for the right projects.

Mayor Truex was not in favor of taking industrial land off the plan and felt it was appropriate where it was. Mr. Leiva agreed the Town needed as much commercial as industrial land. Councilmember Starkey disagreed and spoke of various industrial sites that were ugly and blighted in her view. She felt that if the RAC were expanded, she wanted to see it expanded east to 441.

Vice-Mayor Paul felt that development efforts should all take their cues from preservation efforts. Councilmember Starkey was in favor of using the RAC as a mixed-use project.

Mayor Truex felt industrial areas in the Town were not blighted, as they were not abandoned and had their own purpose and value. Vice Mayor Paul spoke of road blight along Stirling Road, 441, and University Drive, as areas that needed improvement.

Mr. Leiva indicated that staff would revise this particular area of the report. Council determined that a future workshop would be held to continue the discussion.

There being no further business to discuss and no objections, the meeting was adjourned at 3:21 p.m.

Approved_____

Mayor/Councilmember

Town Clerk